

## MINUTES

### CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

NOVEMBER 26, 2007

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Acting Chairperson Debbie Igielnik presiding. Upon roll call, the following responded:

#### Present

Debbie Igielnik, Acting Chairperson  
Steve Lichtenfeld, Aldermanic Representative  
Michael A. Schoedel, City Manager  
Jim Liberman  
Marc Lopata

#### Absent:

Harold Sanger, Chairman  
Scott Wilson

#### Also Present:

Catherine Powers, Director of Planning & Development Services  
Jason Jaggi, Planner

Acting Chairperson Igielnik welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

#### MINUTES – SPECIAL MEETING OF OCTOBER 29<sup>TH</sup> AND REGULAR MEETING OF NOVEMBER 5<sup>TH</sup>, 2007

The minutes of the special meeting of October 29, 2007 were presented for approval. Marc Lopata asked that the following change be made to the minutes: Page 3, 12<sup>th</sup> paragraph: revise second sentence to read “He stated that in Seattle, if a project does not achieve certification and had committed to do so, a financial penalty is assessed with the fines going into the City’s sustainability fund.” The minutes were approved, as amended, after having been previously distributed to each individual member. The minutes of the regular meeting of November 5, 2007 were presented for approval. Marc Lopata asked that the following change be made to the minutes: Page 12, 3<sup>rd</sup> from last paragraph: revise to read “Marc Lopata referred to Seattle’s and other cities’ LEED requirements. Clayton has already mandated LEED for City owned buildings (new construction). The minutes were approved, as amended, after having been previously distributed to each individual member.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 405 CARSWOLD (CONTINUED FROM OCTOBER 15<sup>TH</sup> MEETING)

Lauren Strutman, senior architect, and Scott Runyon, owner/developer, were in attendance at the meeting.

Catherine Powers explained that this is continuation of a request for the construction of a new single family residence at the subject location. She provided a brief explanation of the project, stating that it is a 2-story residence, 28.6' in height with impervious coverage now at 54% (a reduction from the previous proposal of 55%). She stated all storm water will be connected to the storm sewer and that 141 caliper inches of trees are to be removed with 105 being replaced resulting in a caliper deficiency of 34 inches, so the developer will be required to pay \$4,080 into the City's Forestry Fund. Catherine indicated that the existing house is out of character with other homes in Wydown Forest and noted that future owners of this property will need to be notified that no more impervious coverage will be allowed on the site. She stated that staff's recommendation is to approve with the following conditions:

1. That the applicant provide a revised landscape plan showing the removal of the brick pavers in the tree lawn and the City's Tree Protection Standards,
2. That the City's Tree Protection Standards be followed for all trees which are to remain,
3. That the developer submit a payment of \$4,080 to the City's Forestry Fund for caliper deficiency prior to receiving a building permit, and
4. That the structure be pushed back on the lot by an amount determined by the Plan Commission.

Ms. Strutman introduced Ralph Welker, project architect, Scott Runyon (owner) and Larry Wurm, project engineer, to the members. She indicated that the dispute with the neighbor has been resolved and that she believes a letter indicating such was previously submitted to the City. She stated that additionally, Trustee approval has been obtained. She stated that the home features a rear entry, below grade garage and that all storm water will be connected to the storm sewer. She indicated that some of the existing trees will remain and that a revised landscape plan has been submitted pursuant to staff recommendation No. 1. She stated they will provide tree protection and will pay the \$4,080 caliper deficiency fee as recommended by staff. She indicated that they, too, are willing to push the house back on the lot as staff recommends. She indicated that as presently proposed, this house aligns with the house to the right, but reiterated their willingness to push the house back.

Catherine Powers commented that staff would like to see somewhat of a reduction in the footprint of the house due to the 54% coverage and the inability to add any more coverage.

Ms. Strutman stated that the design includes a rear balcony.

Catherine Powers stated staff's concern with the fact that the coverage is at about maximum. She reminded the members that at the previous presentation, members also voiced concern about the amount of proposed coverage.

Steve Lichtenfeld asked if the footprint of the house has been revised.

Ms. Strutman stated that at the onset of the design phase after a meeting with the Trustees, the house size was reduced, but that it has not been changed since the previous presentation to this Board. She reminded the members that this lot is 62.5' wide and that the house is only 39 feet in width because of the increased side yard setbacks. She stated they would prefer not to reduce the house size, which is 3,810 square feet; a size she considers average and similar to other proposed homes to be presented this evening.

Mike Schoedel asked about pushing the house back further onto the lot.

Ms. Strutman stated they could move it back about a foot to align with the neighbor to the right or they could push it back by as much as three feet.

Marc Lopata stated he, too, has concerns with the size of the house, the amount of coverage and the landscaping. He stated that fifteen trees that were 10" in diameter or more are being removed.

Ms. Strutman commented that the front yard looks like woods.

Catherine Powers agreed. She stated the front was over planted.

Marc Lopata stated this is an increase in coverage by 50%. He referred to language contained in staff's memorandum indicating that it is staff's opinion that any storm water concerns are mitigated because all storm water will be connected to the storm sewer.

Jason Jaggi informed the members that if there is a storm sewer available, the City requires connection which is what this applicant is proposing. He stated that storm water should be mitigated to adjacent properties by providing such connection, but he agrees that this new construction will result in additional storm water being put into the storm sewer system.

Marc Lopata asked if the deck was included in the impervious coverage calculations.

Ms. Strutman replied "no".

Marc Lopata asked where that water drainage will go.

Jason Jaggi informed Marc that above grade decks do not have to be counted towards impervious coverage if soil or gravel is located underneath such deck (versus concrete).

Marc Lopata stated that he measured the depth of the houses on the block and they range from 40 to 48 feet deep; he stated this house is 10 foot deeper. He stated he would also like to see the footprint of this house reduced.

Steve Lichtenfeld asked if there are known sewer problems in the area.

Mike Schoedel advised the members that those issues are addressed by MSD and that it is not the City's responsibility to ensure that MSD's calculations are accurate.

Marc Lopata agreed, but stated that this Board is tasked with mitigating impact. He reiterated that the impact is being increased by 50% and that this Board could require less coverage.

Mike Schoedel agreed. He stated the question was can the system handle this water and MSD says it can. He reiterated that the City responds to what MSD informs us.

Jim Liberman asked what the average size house is in Wydown Forest.

Ms. Strutman replied "no"; she stated that she does have a photo-board that shows houses up the street are 6 to 8 foot taller.

Jim Liberman stated he is troubled by the scale of this house and maximizing lot coverage

Steve Lichtenfeld commented that the first floor elevation of the new home is 18 to 20" higher than the first floor of the existing structure. He asked if the house could be lowered.

Ms. Strutman indicated that the garage is only 8 feet in height, which is the lowest the garage can be. She stated they also incorporated lower ceiling heights within the structure and lowered the roofline. She stated that there are other tall houses on the street and reminded the members that the side yard setbacks were increased for this project.

Steve Lichtenfeld stated that this could be a potential drastic change to the neighborhood as it seems out of scale with the neighborhood.

Acting Chairperson Igielnik asked for public comment.

Mr. Keith Zeff, owner of 426 Carswold, echoed that Board's comments. He stated there are very few homes in the neighborhood that are over 2,500 square feet and some are 1,600 to 2,200 square feet.

Ms. Mary Ann Snyder, owner of 421 Carswold, commented that another home in the neighborhood that has been on the market for over a year and priced between \$800,000 and \$900,000 is not selling. She stated that lower cost housing is needed in Clayton.

Mr. Andy Dillon, owner of 428 Carswold, indicated that this house is two times the size of most of the homes in the neighborhood. He stated that they do have sewer problems in the neighborhood.

Ms. Karen Zeff, owner of 426 Carswold, commented that work was done at the neighbor's home without a permit from the City.

Catherine Powers commented that the City is aware of the exchange of work for an easement, but that property owners are responsible for pulling the proper permits. She stated this was an agreement between the two owners unbeknownst to the City.

Ms. Zeff asked what can be done about the concern that work was done without a permit.

Catherine Powers stated that a City inspector can investigate the situation; however, in order to access private property, the owner must provide be willing to allow the inspector entry. She stated it is sometimes difficult to determine new work versus old work. She reminded everyone that code information is available on the City's web-site or by calling City Hall.

Ms. Zeff stated she reported sewer problems to the City as the south end of the block (Walinca & Carswold) floods over and over again and the house at that location gets six to eight feet of water in the basement. She stated that she, too, would like to see a reduction in the footprint of the house and the use of permeable pavers as she is concerned about water problems. She advised the members that the previous owner heavily landscaped the front yard so as to screen the view of the unattractive house.

Mr. Peter Holtz, owner of 411 Carswold, stated the proposed house is large in comparison. He stated the house next door is only 1,900 square feet and if the house were pushed back, it would go well beyond his rear deck and negatively impact his back yard. He commented that the developer came back basically with the same plan as previously presented.

Mr. David Bales, owner of 419 Carswold, asked about the status of the large 21" tree in the rear yard.

Ms. Strutman stated that tree is to remain.

Mr. Bales referred to the 1% reduction in coverage as mentioned by staff. He stated that he and the other neighbors believe the house is too large for the neighborhood and that due to the market, a million dollar house is not desirable at this time. He stated the design that was previously presented is terrific, but the house needs to be reduced to between 2,000 and 2,500 square feet. He asked the members to please consider requiring a reduction in size. He stated Wydown Forest is comprised of smaller lots and that large, infill housing is not desirable.

Marc Lopata stated one house in the area that he measured had an addition on it and that its depth (less than 50') is still less than the depth of this proposed structure (58').

Catherine Powers reminded the members that the project meets all Code requirements.

Mike Schoedel suggested that this project be tabled to give staff the opportunity to work with the developer regarding the concerns.

Mike Schoedel made a motion to table the site plan review. The motion was seconded by Steve Lichtenfeld and received unanimous approval.

Mike Schoedel made a motion to table the architectural review. The motion was seconded by Steve Lichtenfeld and received unanimous approval.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 159 N. BEMISTON AVE.

Jim Bulejski, project architect, and Steve Gelber, owner, were in attendance at the meeting.

Catherine Powers explained that the project consists of the construction of a 2-story, 26 feet in height, 3,860 square foot brick and stucco single-family residence with a two-car below grade front entry garage. The site measures approximately 8,000 square feet and is located in the Bemiston subdivision. The R-3 One and Two Family Dwelling District allows up to 55% impervious coverage. The plans indicate that the existing impervious coverage is 2,950 square feet or approximately 36.9% of the site. The new plans show impervious coverage at 4,265 square feet or 53.3% of the site. A storm sewer is located approximately 130 feet to the north. The applicant is proposing to connect all downspouts and drains via a new 8-inch lateral directly to this sewer. Since the sewer is located in the right-of-way, disturbance to the lawn adjacent to this property can be expected. Trash storage on the civil site plan is within an alcove underneath the front porch and screened with a metal gate. The HVAC units are shown on the site plan to be located in the rear yard approximately 6 feet from the property line. Screening on only three sides is shown, but the material is not provided. The City's contracted landscape architect has noted that there are no trees presently on this site. A visit to the site indicates that trees and or/plants were located on the site, but have been removed. Staff is unsure when these trees or plants were removed; therefore, a caliper deficiency can not be determined. The City's contracted landscape architect also notes that the southeast off-site tree will be impacted during construction of the driveway and retaining wall. The landscape plan shows 6-inches of new trees on the site. Catherine indicated that this block contains several newer houses and while impervious coverage would increase significantly, the scale of the proposed house is similar to others on the block. Additionally, the applicant is proposing to pipe the storm water directly to a sewer, which should mitigate any run-off concerns and recommends approval of the site plan with the condition that the HVAC units be fully screened per staff review and approval.

Mr. Bulejski presented a contextual rendering to the members. He stated the proposed house is comparable to the others on the street. He stated the trash area is concealed and cannot be seen from the street. He asked if there were any questions regarding the site plan.

Acting Chairperson Igielnik asked the applicant's response to staff's recommendation.

Mr. Bulejski stated they have no problem complying with staff's recommendation.

Steve Lichtenfeld commented that the site is about 8,000 square feet and that the house seems to fit in well. He asked if the lot to the north belongs to Lot 9.

Jason Jaggi replied "yes".

Steve Lichtenfeld asked if this area would be developed in the future.

Jason Jaggi indicated that it would most likely not be developed.

Marc Lopata asked what happened to the trees.

Mr. Bulejski commented that weeds in the front yard were cleaned out.

Marc Lopata asked about the large tree at the southeast corner of the lot.

Mr. Bulejski indicated he is not familiar with that tree.

Marc Lopata stated that a gentleman across the street informed him that the tree was removed after the property was purchased in June.

Mr. Bulejski indicated that they would be happy to plant additional caliper inches if the Commission so requested.

Catherine Powers stated that the City's contracted landscape architect was unable to determine when the landscaping was removed.

Jason Jaggi stated that if the City had more information about the landscaping (i.e. what was there, when and what condition), replacement trees could/would be required.

Mr. Bulejski reiterated that his client would be happy to plant additional caliper inches if needed.

Jim Liberman asked why the lot to the north is not developed.

Mike Schoedel stated that the Lot 9 structure is on part of Lot 8.

Jim Liberman asked if it is a viable lot size.

Jason Jaggi stated it was platted many years ago and that the pattern continues to Lot 7. He stated they were probably large lots in the early 1900's. He stated that he does not know whether or not it would be considered a legal, non-conforming lot; but he does not believe that it could be developed.

Steve Lichtenfeld commented that it looks like it is 50 foot wide.

Jason Jaggi agreed, but stated that ownership is questionable with Lot 9; research would need to be done.

Marc Lopata asked if height is determined by measuring from average grade to the mid-point of the roof.

Jason Jaggi replied "yes". He stated the mid-point of the highest roof peak is used to determine height. Jason indicated that in the R-3 Zoning District, up to 35 feet in height is allowed.

Mr. Bulejski explained which roof on the proposed house was used to determine height.

Steve Lichtenfeld asked if the three A/C units that are located far back on the site (beyond the rear setback line) is acceptable.

Jason Jaggi replied “yes”. He stated the only requirement is that they be at least 5 feet away from the side and rear property lines.

Being no further questions or comments, Mike Schoedel made a motion to approve the site plan per staff recommendation and that the applicant work with staff to provide additional trees on site per staff (he noted that it would be challenging to require tree replacement without further study). The motion was seconded by Jim Liberman and received unanimous approval.

Mike Schoedel advised the members that currently, the City has no tree preservation ordinance that would prohibit a property owner from removing trees from their own property unless, as in this case, a project is under site plan review.

Marc Lopata noted that this project increased coverage by 45%.

The architectural aspects of the project were now up for review.

Catherine Powers explained that the residence is proposed to be constructed of buff-colored brick with stucco as a secondary material. The stucco material does not exceed 25% on any elevation in compliance with the Architectural Review Guidelines. Windows will be casement, bronze in color. A front entry two car garage is proposed. The driveway is proposed to be concrete. The finish of the concrete is not specified. The roofing material will be architectural shingles brown in color. Trash will be located in an enclosure underneath the front porch. The HVAC units are located in the rear yard and screened on three sides. As indicated in the site plan memo, the screening material has not been specified. Catherine indicated that several new houses have been built in this area. The proposed house contains a front entry garage which is not unusual for this area of Clayton. The roof design represents a fairly low pitch and contains large overhangs. Staff is of the opinion that the massing is compatible with other houses on this block. Staff recommends approval with the condition that the driveway be exposed aggregate.

Mr. Bulejski stated that in compliance with staff’s recommendation, the driveway will be exposed aggregate. He stated that they wanted a stronger vertical element and that the house to the left is larger than this house. He indicated that they tried to create relief to the front design by setting back the front door and incorporating a balcony that protrudes out; that the right elevation features a porch and gable and the rear elevation features a covered patio and fire pit.

A color rendering of the structure was presented. Mr. Bulejski pointed out the lighter colored buff brick and the darker stucco band. Samples of the brick, roofing material, limestone and window (Marvin) were presented. He asked for approval for a sage green clad for the windows.

Steve Lichtenfeld stated the house looks good. He commented that in the past, the Board has seen large expanses of wall and that he is happy to see a lot of windows incorporated into the design of this house as they help to break up the elevation. He stated he thinks the materials and massing of this structure fits very well in the neighborhood.

Marc Lopata asked if all the mechanical equipment/air handlers are to be located on the ground level within the structure.

Mr. Bulejski replied “no”; he stated one will be upstairs.



Being no further questions or comments, Steve Lichtenfeld made a motion to approve per staff recommendations. The motion was seconded by Mike Schoedel and received unanimous approval by the Board.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 8149 PERSHING

Andy Cohen, St. Louis Development, owner/developer, was in attendance at the meeting.

Catherine Powers explained that the proposed project consists of a 2-story, 27'-7/16" in height, 3,266 square foot brick with wood trim single-family residence featuring a two-car below grade, side entry garage. The site measures approximately 6,000 square feet and is located in the Clayton Gardens Subdivision. Catherine indicated that the Clayton Gardens Urban Design District allows up to 45% impervious coverage for this project. The plans indicate that the existing impervious coverage is 2,976 square feet or approximately 49.6% of the site. The new plans show impervious coverage at 2,618 square feet or 43.6% of the site. A storm sewer is located on Pershing. The applicant is proposing to connect all downspouts and drains via a new 8-inch lateral directly to this sewer. Trash storage is located in an enclosure off the garage and screened with a wood fence. The HVAC units are shown on the site plan to be located in the side yard near the garage and screened with a wood fence. The HVAC units are more than 5-feet from the side property line. The applicant is proposing to remove 3 trees measuring a total of 14 caliper inches, which will be replaced with 9 trees measuring 15 caliper inches. Catherine stated that impervious coverage is actually being reduced and storm water will be connected to the storm sewer and staff recommends approval as submitted.

Mr. Cohen advised the Board that the structure measures 3,266 square feet excluding the finished basement.

Marc Lopata asked how storm water will be kept off the property to the west.

Mr. Cohen stated that the driveway slopes toward the trench drain and that there is a retaining wall on the west.

Marc Lopata commended Mr. Cohen for the reduction in impervious coverage.

Mr. Cohen stated that is attributed to the removal of a detached garage and the incorporation of an attached garage.

Being no further questions or comments, Jim Liberman made a motion to approve the site plan as submitted. The motion was seconded by Steve Lichtenfeld and received unanimous approval of the members.

The architectural aspects of the project were now up for review.

Catherine Powers explained that the proposed residence will be constructed of red colored brick with wood as a secondary material. Windows will be double hung wood black clad. A below grade, side entry two car garage is proposed. The driveway is proposed to be exposed aggregate.

The roofing material will be asphalt shingles black in color. Trash will be located in an enclosure off the driveway. The HVAC units are located in the side yard near the garage and screened with a 4' high fence. Catherine stated that the adjacent structures are two stories in height; therefore, no height mitigation is required. The proposed development blends well with the surrounding neighborhood and staff recommends approval as submitted.

Mr. Cohen presented samples of the brick, limestone, roofing material and window (Marvin black aluminum clad) to the members.

Jim Liberman commented that the house looks great.

Being no further questions or comments, Mike Schoedel made a motion to approve as submitted. The motion was seconded by Steve Lichtenfeld.

Ms. Alice Karandjeff, owner of 8145 Pershing, stated that she likes the proposed house as well. She commented that these lots are small and asked for a shorter, more open type fence.

A brief discussion took place regarding the existing chain link fence. It was determined that this fence was on the 8149 Pershing property.

The previous motion and second to approve the project as submitted received unanimous approval of the Board.

Note: Mike Schoedel left the meeting (6:50 p.m.).

#### SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 8104 UNIVERSITY

Mr. Paul Doerner, senior architect, was in attendance at the meeting.

Catherine Powers explained that the proposed project consists of a 2-story, 29 foot in height, 4,532 square foot brick with stucco trim single-family residence with a two-car below grade, rear entry garage. The site measures approximately 6,269 square feet and is located in the Clayton Gardens Subdivision. An existing railroad tie wall between the subject property and 8100 University will be removed and replaced with a concrete wall to match the residence. The applicant has furnished an executed easement with the property owners at 8100 University for the construction and maintenance of this retaining wall for the mutual benefit of both property owners; however, the plans do not clearly indicate that both exposed sides will be faced with brick to match the residence. The Clayton Gardens Urban Design District allows up to 50% impervious coverage for houses with rear entry below grade garages. The plans indicate that the existing impervious coverage is 2,832 square feet or approximately 45% of the site. The new plans show impervious coverage at 3095 square feet or 49.4% of the site. The applicant is proposing to connect all downspouts and drains via a new 6-inch lateral directly to a storm sewer located within an easement on the adjacent property. Trash storage is located in an enclosure off the rear turnaround underneath the porch. The HVAC units are shown on the site plan to be located in the rear yard behind the house. Screening for the units is not shown on the plans. The HVAC units are more than 5-feet from the side property line. The applicant will remove 6 trees measuring a total of 18 caliper inches, which will be replaced with 6 trees measuring 18 inches. The applicant is mitigating storm

water runoff by connecting a lateral directly to the sewer. The sewer connection is within an easement, but is located on the neighbor's property so as a courtesy, the developer should notify the neighbor's of the connection prior to commencing work. Staff also has concerns with the retaining wall along the driveway. The plans should specify that the wall be brick faced on all exposed elevations. Additionally, the site plan should show the HVAC units screened with a wood fence and plants. Staff recommends approval with the following conditions:

1. That the developer/contractor upon MSD approval, notify in writing, of the requirement to enter their property in order to provide a connection to the sewer located within the easement.
2. That a revised site plan be submitted showing the screening of the HVAC units for staff review and approval prior to the issuance of a building permit.
3. That a revised site plan be submitted clearly indicating that the concrete retaining wall be faced with brick on both sides to match the structure for staff review and approval prior to the issuance of a building permit.

Mr. Doerner introduced himself and project architect, Greg Garrett to the members. He stated his clients are willing to comply with staff recommendations. He stated that it was somewhat difficult placing the house on the site and that he worked with staff to provide as little coverage as possible. He stated that due to the side entry garage, additional paving is needed to provide an ample turn around area. He stated that a porch was previously removed from the proposal, that the house size was reduced and the retaining walls reduced in length.

Jim Liberman asked about pipe discharge on the east through the wall.

Mr. Doerner stated that will help relieve some pressure on the retaining wall. He stated this is not a drainage issue but rather a construction issue.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve the site plan per staff recommendations. The motion was seconded by Marc Lopata and unanimously approved by the Board.

The architectural aspects of the project were now up for review.

Catherine Powers indicated that the Clayton Gardens Urban Design District requires height mitigation for new structures. The applicant is not proposing common mitigation methods as required in the UDD, such as increasing the side yard setback or stepping down the height to the adjacent structure. The architect submitted a request for alternative compliance to the UDD and identifies several mitigation measures including:

- Sloping the roof from east to west to bring the sides down
- Placing the roof cornice to sit just above the second floor windows approximately the same height as the adjacent two story home.
- Matching the roof pitch of the gables on the home to the west.

- Matching the roof height of the house adjacent to the neighboring ranch house (8116 University).
- Meeting height mitigation on the east by increased side yard setback because of the driveway placement.

Catherine stated that the proposed residence will be constructed of standard size brick painted slate gray with stucco as a secondary material. The Clayton Gardens Urban Design District allows brick to be painted if compatible with the surrounding neighborhood. Windows will be white clad double hung with divided lights. The driveway is proposed to be exposed aggregate. The roofing material will be asphalt shingles charcoal in color. Trash will be located in an enclosure off the driveway. The HVAC units are located in the rear yard behind the house; however, screening is not shown on the plans. Staff has discussed height mitigation requirements with the applicants and their architect. Of particular concern is the height impact to the property to the west, which contains a 1 ½ story house. As previously stated, the UDD provides several methods to mitigate height. As the architect indicates in their letter, staff agrees it would be challenging to implement an increased side yard setback or step down on a 50-foot wide lot. A sewer is also located in the west side yard which prohibits placing the driveway and below-grade garage in that location. Using the example of the house at 8116 University, the height mitigation was met by increasing the side yard setback. This mitigation method was possible because of the location of the driveway and the lot width being 77.5-feet. Additionally, it should be noted that the house next door is the only structure on the block that is not a two-story. As the streetscape illustrates, the proposed house will be taller than the adjacent structures; however, in consideration of the constraints with this particular lot and the design of the structure, staff believes it would be difficult to meet the height mitigation requirements and recommends that the alternative compliance be granted. The applicant is also requesting that the house be painted a slate gray color. The UDD allows brick to be painted if compatible with the neighborhood. While staff would prefer that the brick not be painted there are five other houses on the block that have painted brick. Staff recommends approval as submitted including the request for alternative compliance for height mitigation. Catherine reiterated that there is only one house on this block that is not a 2 story structure and believes that it will, too, be demolished for new construction at some time.

Mr. Doerner stated he believes this to be a modest structure at 3,600 square feet with 8-foot ceiling heights on the second floor and that it does not “loom” over the other houses. He stated the house also contains a hip roof versus a gable roof.

Acting Chairperson Igielnik asked if the lots to the west are double lots.

Catherine Powers stated that they are wider lots.

Mr. Doerner presented samples of the black architectural shingle roof and wood trim. He also presented a color swatch of the proposed paint for the brick.

A color rendering was presented.

Jim Liberman asked if they are proposing to paint a red brick house blue.

Mr. Doerner replied “yes”.

Jim Liberman asked their reason for this.

Mr. Doerner indicated that is what his clients want. He stated the house behind this property is an olive color. He stated that he believes the house will be handsome and interesting.

A color sample of the proposed blue (Hamilton Blue) was presented.

Jim Liberman asked how they would feel if the color were more “gray”.

Mr. Doerner indicated they would be okay with that.

Jim Liberman asked the color to be a little less blue.

Catherine Powers indicated that she does not recall another house quite this blue.

Marc Lopata asked if once this project is approved, the owners could paint the house.

Catherine Powers replied “yes”.

Mr. Doerner advised the members that there is a house in Old Town that is a similar blue color.

Jim Liberman suggested leaving the color to staff’s review and approval.

Marc Lopata asked if the Board can vote on the proposed color and see how the vote turns out.

Debbie Igielnik suggested a less blue color and a more gray color at staff’s discretion be approved.

Jim Liberman mentioned that there are no shutters proposed for the first floor.

Mr. Doerner commented that the windows are wide on the first floor.

Steve Lichtenfeld stated he had no problem with the lack of shutters on the first floor.

Marc Lopata asked if the air handlers/mechanical room is on the first floor.

Mr. Doerner replied “yes”.

Being no further questions or comments, Marc Lopata made a motion to approve as submitted with the paint color for the brick to be approved by staff. The motion was seconded by Steve Lichtenfeld and unanimously approved by the Board.

#### SIGNAGE – 8112 MARYLAND (PROVIDIAN BANK)

Christine Preusser with Warren Sign Company, was in attendance at the meeting. Bill Pike from Summit Development was also present.

Catherine Powers explained that this is consideration of a request by Warren Sign Company for review of the design and materials associated with the installation of a replacement monument sign at the subject property, a new wall sign, and an accessory parking sign. The existing CB Richard Ellis monument sign will be removed and replaced with V-shaped sign. The sign will be internally illuminated and black background with routed acrylic letter faces. The monument sign will measure 25 square feet per side. A wall sign featuring the name of the bank will be installed on the north façade facing Maryland. The sign will be internally illuminated and black background with routed acrylic letter faces. The wall sign will measure 25 square feet per side. Finally, a pole sign is proposed to identify the parking garage location. The site plan shows this sign to be located on Maryland at the entrance to the garage. Catherine indicated that staff's recommendation is to approve with the following recommendations:

1. That the existing landscape area remain,
2. That the applicant receive a Sign Permit prior to installation of the signs.

A color rendering and site plan depicting the locations of the signs was presented. A sample of the lighted routed out letter (charcoal letter) was also presented.

Jim Liberman asked if the size requirements are being met.

Catherine Powers replied "yes".

Steve Lichtenfeld asked if the post will be green.

Ms. Preusser replied "yes"; she stated the green is a dark green, not light green.

Steve Lichtenfeld asked about the entrances to the bank.

Mr. Pike indicated that there is one on the north elevation (Maryland) and one on the east elevation (to the lobby).

Jason Jaggi stated that the Code allows 1<sup>st</sup> floor banks within a multi-tenant building to have their own signage.

Catherine Powers stated there is the possibility for another monument sign containing at list of up to 5 tenants in addition to the bank sign.

Mr. Pike advised the members that Providian Bank is using all the vacant first floor space.

Being no further questions or comments, Jim Liberman made a motion to approve per staff recommendations. The motion was seconded by Steve Lichtenfeld and unanimously approved by the members.

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Marc Lopata commented that he was made aware that someone broke into the vacant house on North Bemiston and stole copper pipe from the basement.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 7:25 p.m.

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Recording Secretary